

CITY OF FORT LAUDERDALE
UNSAFE STRUCTURES BOARD
THURSDAY, NOVEMBER 20, 2014 AT 3:00 P.M.
1ST FLOOR COMMISSION CHAMBERS
CITY HALL

Cumulative
Attendance
10/14 through
9/15

Board Members

	Attendance	Present	Absent
Michael Weymouth, Chair	P	2	0
Joe Holland, Vice Chair	P	1	1
John Barranco	A	1	1
Joe Crognale	P	2	0
Pat Hale	P	2	0
Thornie Jarrett	P	2	0
Don Larson	P	2	0
John Phillips [arrived 3:11]	P	2	0

City Staff

Lori Grossfeld, Board Secretary
Porshia Goldwire, Administrative Aide
Rhonda Hasan, Assistant City Attorney
George Oliva, Building Inspector
Alex Hernandez, Interim Building Official
Mark Campbell, Code Enforcement Officer
Fort Lauderdale Police Officer Margaret Dryden
Jamie Opperee, ProtoType Inc. Recording Clerk

Communication to the City Commission

None

Witnesses and Respondents

CE14070526: Wendy Wills, neighbor
CE14072163: Jessica Viaros, company representative
CE14091627: Bruce Norris, owner; Michael Spoliansky, Mortgage company attorney

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<u>Index</u>		
<u>Case Number</u>	<u>Respondent</u>	<u>Page</u>
1. CE14070526	NAOR, ERIC SHAULI, YOSSEI & SCHMIDT, T	<u>3</u>
	1301 SW 30 ST	
Disposition:	The Board took no action.	
2. CE14072163	DOWNTOWN FORT LAUDERDALE WATERFRONT	<u>26</u>
	413 SW 3 AVE	
Disposition:	The Board found the violations existed as cited and granted the owner 56 days to demolish or the City will do so. The owner has agreed to make emergency repairs and has the right to appear at the Board's January meeting with proof of the emergency repairs and proof that he has contacted a professional engineer and that the design work and the permits are in process. The Board may at that time grant an extension to this demolition order. Board approved 6-1.	
3. CE14091627	NORRIS, BRUCE E & ELAINE M	<u>54</u>
	720 SW 18 ST	
Disposition:	The Board found the violations existed as cited and granted the owner 30 days to demolish the structure or the City will demolish the structure. Board approved 7-0.	
4. CE14090603	ALPHONSE, EUGENE J	<u>60</u>
	1130 S FEDERAL HWY	
Disposition:	Withdrawn.	
	Other items and announcements	<u>60</u>
	Communication to the City Commission	<u>63</u>
	For the Good of the City	<u>63</u>

1 The regular meeting of the Unsafe Structures Board
2 convened at 3:00 p.m. in the 1st Floor Commission Chambers,
3 City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.
4

5 All individuals giving testimony before the Board
6 were sworn in.
7

8 Approval of meeting minutes

9 Motion made by Mr. Larson, seconded by Ms. Hale, to
10 approve the minutes of the Board's October 2014 meeting. In a
11 voice vote, motion passed unanimously.
12

13 Cases

14 1. Case: CE14070526

INDEX

15 NAOR, ERIC SHAULI, YOSSIE & SCHMIDT, T
16 1301 SW 30 ST

17 MS. GOLDWIRE: The first case of our agenda is
18 return case old business. Case number CE14070526, owner Eric
19 Shauli Naor and Schmidt Yossi and all others. Inspector
20 George Oliva, case address 1301 Southwest 30 Street.

21 The property was posted 10/21/14, advertised in
22 Daily Business Review 10/31/14 and 11/7/14. At the 10/16/14
23 USB hearing, the Board ordered a forty-five day demolition and
24 suggested to come back in thirty-five days to the 11/20/14 USB
25 hearing. Additionally, notice is posted on the agenda, it's

1 noted on the agenda.

2 CHAIR WEYMOUTH: Good afternoon Inspector.

3 INSPECTOR OLIVA: Good afternoon members of the
4 Board. George Oliva, Building Inspector for the City. I'm
5 going to be updating case number CE14070526 in today's agenda.
6 This case was opened on July 8, 2014 by me. The following
7 picture were taken in October 16 by the Officer and on
8 November 18 by the Code Officer Mark Campbell and I would like
9 to submit them into the records.

10 [Officer Oliva displayed photos of the property]

11 The pictures are coming. The pictures I'm going to
12 be showing are the front of the unsafe building and these are
13 the pictures dated October 16, that's the same day that we
14 were presenting the case here in front of the Board. At the
15 same time, the police officer, they were at the property
16 removing squatters that they took over again. And one of the
17 issues here is that the water meter was jumped and there were
18 people living inside the property.

19 And they [the photos] should be coming any minute.
20 No, they're loading in.

21 MR. LARSON: George, those are great pictures.

22 INSPECTOR OLIVA: Thank you. Hey, I tried to do the
23 best for the Board.

24 MR. CROGNAL: Computer's froze up, you may need a
25 reboot.

1 INSPECTOR OLIVA: Yes. I'm sorry about the
2 technical difficulties.

3 CHAIR WEYMOUTH: It's all right it's warming up,
4 it's loading.

5 INSPECTOR OLIVA: Yes, they're loading. They're
6 just taking a little bit of time.

7 MR. CROGNALE: Computer's froze, you need a reboot.

8 INSPECTOR OLIVA: But, the day that we were
9 presenting this case to the Board -- that was October 16 -- at
10 the same time the Police Officer was at the property removing
11 a squatter. I think that Bobby was doing that case for me
12 that day because of, I lost my voice and he mentioned that to
13 the Board also, that the Police was there. Also, the property
14 remains unsafe; the rear, the roof is already giving in to the
15 property and the pool remains with standing water inside, or
16 black water.

17 CHAIR WEYMOUTH: Inspector, you're basically saying
18 nothing has happened since --

19 INSPECTOR OLIVA: Nothing had happened. The
20 property remains unsafe, it's still being a hazard to the
21 whole neighborhood because the squatters keep coming into the
22 property. And that's unhealthy inside that property. So, I
23 don't know if we're going to be able to show the picture, but
24 meanwhile, if you want, I have the Police Officer, also I have
25 the Code Officer here again that they can give a statement to

1 the Board of the situation of the dwelling.

2 MS. HALE: How many times have they been there,
3 George, since we had the meeting when they were there
4 removing?

5 INSPECTOR OLIVA: Even before I took over the case?

6 INSPECTOR OLIVA: There were --

7 MS. HALE: No. From last meeting on.

8 INSPECTOR OLIVA: The day that we had the last
9 meeting --

10 MS. HALE: Yes, yes.

11 INSPECTOR OLIVA: They went back in and I'm not sure
12 they have been back in there. I'm going to let the Officer
13 answer that part.

14 CHAIR WEYMOUTH: Okay.

15 OFFICER CAMPBELL: How are you doing, Mark Campbell,
16 good to see you.

17 CHAIR WEYMOUTH: Good, how are you?

18 OFFICER CAMPBELL: All right. Now, restate the
19 question?

20 MS. HALE: I just asked how many times since our
21 last meeting have you been into that house?

22 OFFICER CAMPBELL: Inside the house?

23 MS. HALE: To evict --

24 OFFICER CAMPBELL: Or been -- oh okay.

25 MS. HALE: Or had a call on, you know --

1 OFFICER CAMPBELL: We've had --

2 MS. HALE: -- squatters or problems or --

3 OFFICER CAMPBELL: At least once I've been back,
4 there's been activity. We actually also have a neighbor
5 that's here in the audience that wants to speak and she's
6 there every day walking and she's able to see the activity on
7 the property as well.

8 MS. HALE: Okay.

9 OFFICER CAMPBELL: But I'm there quite frequent.
10 The pool is as it, as, the pool hasn't changed.

11 MS. HALE: Still green?

12 OFFICER CAMPBELL: So, I mean, it was the neighbor
13 that went on there that put on it a, somewhat of a flimsy pool
14 cover.

15 MS. HALE: Right, I remember that.

16 OFFICER CAMPBELL: So, it's one of those that if you
17 stand on it, you're going right in. So anybody that would
18 take it the wrong way that would think it would support their
19 weight, they're going through. And, yes, it's still murky and
20 everything.

21 MR. CROGNAL: Bingo!

22 MS. HALE: Ah.

23 OFFICER CAMPBELL: The bank had --

24 MS. HALE: Are these the pictures?

25 INSPECTOR OLIVA: Georgia Oliva, Building Inspector,

1 these are the latest pictures. These ones were taken the same
2 day that we were here presenting the case for the first time.
3 The pictures were taken by the Officer. You can see that they
4 put a blue tarp on top of the pool but that's the condition
5 the water was in the pool. The water is completely standing,
6 it's unhealthy. The squatter keep breaking into the property,
7 there's no sanitary condition, and the last thing they were
8 doing, they were bypassing --

9 These pictures were taken yesterday by Mike Campion,
10 the Officer. You can see there's some type of protection to
11 the property but it's still, it's very easy to break in. The
12 way the board-up was done, it's not up to the City minimum
13 requirements or standards. And also there was a picture
14 showing that the back roof is already giving in to the living
15 space at the rear which is another life safety issue right
16 there.

17 And that's the side of the property, that's the
18 front face of the property where that board-up doesn't meet
19 the criteria of the City ordinance. And the last time we
20 tried to secure the door, we put some [inaudible] and some
21 metal strip on it. But they keep breaking from the rear.
22 You're going to see the picture where they broke through the
23 door one more time. It's coming now.

24 MR. LARSON: George?

25 INSPECTOR OLIVA: That's the roof in the back that

1 is sagging. And that, right there, that's the door they broke
2 in. You can see right next to the knob to the right above,
3 right there, they broke through the door, they open the knob
4 and went in.

5 So now we've secured that door and that's the one
6 that is giving in already or that part of the roof is falling
7 down. And I'm going to let Mark keep talking to the Board.

8 CHAIR WEYMOUTH: Mr. Larson?

9 MR. LARSON: George, in regards to the water being
10 jumped and bypassed over there, can't the City put a lock on
11 that where they turn that off out at the street? Can't they
12 lock that down so that nobody can jump that?

13 INSPECTOR OLIVA: Really, I don't know if the --

14 MR. LARSON: Do you know?

15 INSPECTOR OLIVA: -- if we have any type of lock
16 that we can put on the pipe. I'm not aware of that. Probably
17 there is, but I don't know.

18 OFFICER CAMPBELL: I've seen it many times where
19 they'll just put a straight pipe -- that's what it's called --
20 and they'll just tap right into it and bypass whatever lock
21 you put on there.

22 MR. LARSON: The only reason I ask, over in the
23 building that I take care of they've got a valve they can turn
24 and turn off. So it's got a valve on it, so if they can't turn
25 the valve they can't lock it out they can lock it out so that

1 we can't turn the valve.

2 OFFICER CAMPBELL: To the best of my knowledge,
3 anybody I've ever seen at that property, they weren't using
4 the water from the pipe they were -- matter of fact I was just
5 having a conversation with the Officer behind me -- they were
6 putting out pots to catch water and that's what they were
7 using.

8 MR. LARSON: Oh, okay. Okay, so the water's not the
9 -- the way I -- I thought maybe the water was an issue.

10 INSPECTOR OLIVA: Yes, this is the first time ever
11 that we saw that the pipe was jumped so they're getting a
12 little more --

13 OFFICER CAMPBELL: And, by the way, their bathroom
14 was the pool and whatever pots -- actually, they kept the pots
15 in a room right by the pool.

16 MR. LARSON: Yes, okay, alright, thank you.

17 OFFICER CAMPBELL: But the Officer is here to speak
18 if you have any questions as far as Police calls to the
19 property and then there's also a neighbor here that would like
20 to speak as well.

21 CHAIR WEYMOUTH: Any questions for the City
22 Inspectors before we move on? Officer, would you like to add
23 something?

24 [Mr. Phillips arrived at 3:11]

25 OFFICER DRYDEN: The property was boarded up

1 originally when we had gone there to remove like six, eight
2 squatters months ago. Oh, I'm sorry, Officer Dryden,
3 Margaret Dryden. Anyway, so we went there, evicted the
4 squatters, that's when I called Mark because I've been working
5 in that area long time so I'm familiar with him, we work well
6 together.

7 Came over, did an emergency board-up because the
8 property was so bad. And like he said that the picture of the
9 pool I just looked at is immensely better than the day that we
10 were even there because they were using it as their
11 facilities. Using the rainwater to wash pots and pans,
12 laundry. When you go inside the property, it's like sinkholes
13 in there; you have to like hug the walls, you can barely get
14 up the staircase, was very unsteady. They had dogs living in
15 there so there was animal feces and urine all throughout the
16 property.

17 So they, we evicted them out that day. They
18 defeated the first set of boards and those pipes they, the
19 metal you see going across the door had to be put in place to
20 keep them out. They were defeating the locks, cutting the
21 locks on the fences so we had to keep calling them out. No
22 matter what you put up, they're defeating it to get back in
23 for shelter or whatever.

24 The problem is, is most of the people that go in
25 there we're habitually finding, they're IV drug users. So now

1 we have IV needles in the road, in the grass, in the street.
2 This neighborhood is two blocks from St. Jerome's School.

3 CHAIR WEYMOUTH: From where? I'm sorry, St.
4 Jerome's?

5 OFFICER DRYDEN: St. Jerome's Catholic School where
6 the -- and there's bus stops along ninth Avenue. So you're
7 two, three blocks from that. So people are walking through
8 the neighborhood to school and we're finding used needles on
9 the roadway.

10 A lot of times they'll get up into that top floor
11 apartment where there's a window shaker. And they were
12 bypassing, stealing somebody's electricity to get into that.
13 The last time we were over there they had busted the back
14 fence to get in and we had to pull them out. And I think two
15 people were arrested; one had a warrant and the other one had
16 narcotics. So it's a continuous issue especially for the --
17 and the neighbors are constantly calling the Police.

18 CHAIR WEYMOUTH: Are you re-arresting the same
19 offender every time, the same squatters?

20 OFFICER DRYDEN: The, two of them, yes. Some of
21 them I don't know, some of them --

22 CHAIR WEYMOUTH: I mean, is there no teeth in the
23 law for you -- I mean I --

24 OFFICER DRYDEN: Welcome to my world.

25 CHAIR WEYMOUTH: It's the old joke that by the time

1 you get done with the paperwork, they're out. But I mean, is
2 there --

3 OFFICER DRYDEN: Unfortunately too, with the jail
4 being what it is, you know, and people can make bail, I mean,
5 it is what it is and they go straight back to the
6 neighborhood.

7 CHAIR WEYMOUTH: And the reason I ask, and because I
8 will ask also the residents of the neighborhood is so, great,
9 you tear the house down, these people are not going to say oh,
10 well, let's head somewhere else. They're going to go to the
11 next closest vacant home.

12 OFFICER DRYDEN: Which they have, and I've addressed
13 that issue too and we're in the process of securing that
14 property. Two people were arrested from there too. It's
15 almost like we're herding cattle almost. So we have to, we're
16 trying to identify the vacant properties in the area and nip
17 it in the bud before they're able to get in and defeat it.

18 Unfortunately that's just the nature of this
19 particular beast for us. They just are kind of congregating
20 around. But wherever they can getting the sneak in. We're
21 trying. I mean, we lock them up but there's only so much, you
22 know --

23 CHAIR WEYMOUTH: Well, and again, this came up at
24 the last meeting on this property but you know, unfortunately
25 the physical piece of structure here is the victim in this

1 thing because of some people. And if the people are coming
2 right back to the neighborhood and you tear this building down
3 there just going to go somewhere else.

4 And so I'm not saying I'm going one way or another
5 with this but I struggle with the idea of a house that again,
6 I probably misquoted, according to my contractor brethren up
7 here, what it would take to get this back up and going. But
8 to have some family living here after reinvesting in it as
9 opposed to tearing it down. You know, once somebody --

10 OFFICER DRYDEN: Honestly, I'm not even sure you
11 could salvage it.

12 CHAIR WEYMOUTH: Really?

13 OFFICER DRYDEN: There's so much structural damage.

14 CHAIR WEYMOUTH: Okay.

15 OFFICER DRYDEN: And our biggest concern is that
16 they're using it for a drug, so it will catch fire and someone
17 will end up getting killed in it. Because it's so
18 structurally unsound. There's so much exposed everything
19 inside because it's just been dilapidated for so long that
20 even if somebody wanted to come in -- we buy cash, junk houses
21 people -- they'd have to tear it down and start fresh.
22 There's just too much structural damage.

23 And we are concerned because we don't want it to
24 catch fire because the next property is so close. And it's a
25 bizarre compound any way that the whole, one piece goes, it's

1 all going to go because there's so much rotted, exposed wood
2 that's dangling down and stuff that it would all go.

3 CHAIR WEYMOUTH: Thornie?

4 MR. CROGNALE: Mr. Chair?

5 MR. JARRETT: I have a question for you.

6 OFFICER DRYDEN: Sure.

7 MR. JARRETT: And it might be opening up a can of
8 worms. We haven't had the benefit of pictures of the inside
9 of the structure. Oh, you've got some now? Okay.

10 OFFICER DRYDEN: Right, the very first time --

11 MR. JARRETT: But you just --

12 OFFICER DRYDEN: -- we went there we took pictures,
13 Mark took pictures.

14 MR. JARRETT: Okay. But Officer, you just opened up
15 a whole new area.

16 OFFICER DRYDEN: Sorry.

17 MR. JARRETT: You stated that there is sinkholes
18 inside and that the stairs are unsafe and that there is like
19 exposed structure. Can you elaborate on that? Because we're
20 not aware of that.

21 OFFICER DRYDEN: When we first, the first, back in
22 early summer -- I can't remember the first time we had gone
23 there --

24 OFFICER CAMPBELL: July.

25 INSPECTOR OLIVA: July.

1 CHAIR WEYMOUTH: July.

2 OFFICER DRYDEN: There was two officers that could
3 barely even -- because I didn't go to the top so I'm going by
4 what they were telling me how it was -- and they described it
5 as a sinkhole. They, when they had to make contact with --
6 because people were like in every room at this property so we
7 had to go into every room to try and make sure everybody was
8 out -- they said that they literally, there was, couldn't
9 even walk by it because there was holes and everything. They
10 had to hug the walls to get around it. The ceilings were, I
11 mean, they didn't even want to be in there because it's just,
12 it's so unsound.

13 I stayed mainly to the outside because there was
14 younger people and we were arresting them so I'm going by what
15 they told me..

16 MR. JARRETT: Right.

17 OFFICER DRYDEN: That first day when we called them
18 out because we realized this has to be boarded up today --
19 because if somebody does, if it does collapse on them and, you
20 know, who knows?

21 MR. JARRETT: Sure.

22 OFFICER DRYDEN: I think they took pictures of it
23 that day. I don't know if you have them.

24 OFFICER CAMPBELL: I, It was also my testimony at
25 the last hearing about the sinkhole and the fact that it was,

1 that the second floor was falling in. That was my testimony.

2 MR. JARRETT: Do we have pictures?

3 OFFICER CAMPBELL: I do, there are pictures, they're
4 checking, they're checking a separate case for those pictures.
5 But I did take pictures of everything.

6 MR. JARRETT: Oh, so, you presented those pictures
7 to like Code Enforcement Board but we didn't see them. Is
8 that the deal?

9 OFFICER CAMPBELL: For something slightly different.
10 But anytime that I go into a property I take pictures of
11 everything.

12 MR. JARRETT: They're not on the computer here that
13 we can see them now?

14 OFFICER CAMPBELL: Unfortunately, this computer does
15 not have access to the program that we use.

16 MR. JARRETT: Okay.

17 OFFICER CAMPBELL: But if anything, I can get
18 pictures, but they should be there.

19 MR. CROGNALE: Mr. Chair?

20 OFFICER CAMPBELL: He's saying that they're coming
21 up on this somewhere.

22 CHAIR WEYMOUTH: Go ahead Joe.

23 MR. CROGNALE: My opinion, I think we have just one
24 issue before us right now. Forty-five days ago, we determined
25 that it was an unsafe structure. Now we're getting the

1 dialogue of where the squatters are going to go tomorrow, the
2 next day. It's not our issue. We have an unsafe structure
3 right now, I think that's what we have to address.

4 CHAIR WEYMOUTH: Okay.

5 OFFICER CAMPBELL: And we have the neighbor here
6 that's also wants to speak as well.

7 CHAIR WEYMOUTH: Anybody else have any more
8 questions for the City Inspectors before we hear from anybody
9 else? Officer, do you have anything more you want to add?

10 OFFICER DRYDEN: No. Thank you.

11 CHAIR WEYMOUTH: Thank you. Anybody else like to be
12 heard on this? Would you like to be heard ma'am? Come on up
13 and tell us your name.

14 MS. WILLS: Good afternoon, my name is Wendy Wills.
15 I live at 1328 Southwest 30 Street, so I am a couple, a few
16 doors on the south side heading west on 30th. My husband, my
17 daughter and I live in our home, we've lived there for eleven
18 years, she's eight-and-a-half. We have, since we moved into
19 the neighborhood eleven years ago, have watched this
20 particular home deteriorate. I was pregnant when hurricane
21 Wilma happened, there was damage to that house, it was never
22 fixed.

23 A few years ago, you'll remember we had the twenty-
24 five year flood? Well, Edgewood got flooded out; my home was
25 one of them. FEMA had to come in but FEMA I met right outside

1 that particular house door, water was everywhere in there.
2 The owner took the money, nothing was done. It has gone
3 downhill. It is awful to look at. The people that have been
4 in there -- the renters when they had renters in there -- were
5 pretty bad. Now you --

6 MR. PHILLIPS: Can we go back to that picture?

7 MS. GOLDWIRE: Um-hm.

8 MR. PHILLIPS: So Mark can we just see, Mark can you
9 explain what that --

10 CHAIR WEYMOUTH: Jack, let's let her finish her --

11 MR. PHILLIPS: Oh, I'm sorry. [inaudible] pictures.

12 CHAIR WEYMOUTH: Then we'll circle back.

13 MS. WILLS: And now we've had drug addicts in there
14 and just all the drug activity there. And I have an eight-
15 and-a-half year old daughter. She can't play on the street
16 because of all the cars coming in and out. And I have, I'm
17 very fortunate, I get to stay home; I don't have to go to
18 work. I have a dog, so I walk Bear everywhere in the
19 neighborhood, so I see everything. And I've had to look at
20 this.

21 And I've been a proponent of calling the Police and
22 Mark Campbell or when the Police were there a couple weeks
23 again ago again, I called him. I had to e-mail the Mayor on a
24 Saturday and he was great, he called, he responded in five
25 minutes. Someone had busted through again the front door.

1 And there's an apartment complex right to the west
2 of it, and they're Spanish-speaking kids that were going up to
3 the open door. I'm trying to tell them to get away and
4 they're not because their kids, their little kids, they're
5 curious. It is also a bus stop in the morning for the kids
6 going to Croissant Park.

7 It is just so awful to look at and it attracts this
8 particular crowd. But it has been, the renters that lived in
9 there, I've seen the Police with one particular individual on
10 the ground in handcuffs a couple of times. Honestly, just,
11 it's, and I've met the Police outside when I've had to call
12 the Police and they said they almost fell through the floor.
13 And then one said that there was buckets of maggots on the
14 inside. I mean this is just disgusting.

15 OFFICER CAMPBELL: Real quick on this one. That
16 picture that's being shown right there, you can't see because
17 of the shading but that whole floor is sunken in.

18 CHAIR WEYMOUTH: That's the second floor? The
19 foundation?

20 OFFICER CAMPBELL: That's the first floor.

21 CHAIR WEYMOUTH: Huh?

22 OFFICER CAMPBELL: That's the first floor, sunken
23 in.

24 CHAIR WEYMOUTH: That's the first floor foundation?
25 Concrete foundation?

1 OFFICER CAMPBELL: I don't know what's underneath
2 there, I just know that that is sunken in.

3 MR. HOLLAND: It looks to be framed at least
4 partial. This might be a slabbed room addition it's a framed
5 floor [inaudible]

6 MS. WILLIS: Go take a look at it. Go there and see
7 what it really looks like. I know it's very hard to tell from
8 pictures but go take a walk on the outside and go inside. And
9 then you can actually come up with an answer of, you know,
10 should it be torn down? Absolutely. I've been living with
11 this for years and the owner has took the FEMA money. I don't
12 know what he did with it but it certainly wasn't with repairs.

13 CHAIR WEYMOUTH: The property's never been for sale?

14 MS. WILLIS: Oh, it's, no it's never been for sale.

15 CHAIR WEYMOUTH: Okay.

16 MS. WILLIS: And anybody that has lived there in the
17 past, not the people that I want in my neighborhood.

18 CHAIR WEYMOUTH: Okay.

19 MS. WILLIS: Thank you.

20 MR. HOLLAND; CHAIR WEYMOUTH: Thank you.

21 CHAIR WEYMOUTH: Any questions? Okay, thank you.
22 Inspector?

23 OFFICER CAMPBELL: I just wanted to elaborate on the
24 pictures again. Obviously, you saw the wooden flooring as
25 much that was ripped up and falling in. But that was what,

1 that's what the Officer was referring to as far as them having
2 to hug the walls to get through. Now, I may not, you know,
3 I'm no contractor, but I'm going to assume that, that plus the
4 other picture that showed that, the hole of the ceiling
5 falling through, ten thousand dollars is not going to fix the
6 property.

7 CHAIR WEYMOUTH: Okay. Is there anybody else that
8 would like to be heard on this? I mean, basically, there's a
9 forty-five day demolition order in place and there's no reason
10 that I can see that any further action needs to be taken. I
11 just asked if there was anybody else that wanted to speak and
12 nobody's jumping up and down waving their hands yelling save
13 my home. So --

14 MR. PHILLIPS: I've got a question for the -- is
15 this in foreclosure?

16 MS. HASAN: I don't know.

17 MR. CROGNAL: What difference does it make?

18 MR. PHILLIPS: Looks like [inaudible]

19 MS. HALE: Yes.

20 CHAIR WEYMOUTH: Well, it was the bank that showed
21 up last month.

22 MS. HALE: Yes.

23 CHAIR WEYMOUTH: Wasn't it? Or, an attorney for the
24 bank I should say. So --

25 MR. JARRETT: So basically, if we take no action, in

1 fifteen days, the home will come down.

2 CHAIR WEYMOUTH: Correct, Rhonda?

3 MR. HOLLAND: Or it's authorized to.

4 MS. HASAN: Yes, correct.

5 MR. JARRETT: You know, well, I agree with the
6 Chair.

7 MS. HASAN: And yes, correct, it is in foreclosure
8 with Wells Fargo.

9 MR. PHILLIPS: Has a final judgment been issued?

10 MS. HASAN: I don't believe so.

11 MR. PHILLIPS: Motion for final judgment made?

12 MR. JARRETT: Rhonda --

13 CHAIR WEYMOUTH: At this point, it, that, I don't
14 think it makes any difference to us, Jack, to us. I mean,
15 there's a forty-five day demolition order in place and asked
16 them to come back and give us an update and fill in the pool
17 and all this other stuff and obviously none of that's been
18 done, so.

19 MR. PHILLIPS: I guess that the bank doesn't want to
20 protect its collateral.

21 MS. HALE: Yes.

22 CHAIR WEYMOUTH: That's their --

23 MR. PHILLIPS: That's their problem.

24 CHAIR WEYMOUTH: Yes, exactly.

25 OFFICER CAMPBELL: With respect, they were also

1 ordered to reappear at this hearing.

2 MR. CROGNALE: Mr. Chair?

3 CHAIR WEYMOUTH: Well no, they weren't ordered. We
4 suggested it; we didn't order them, we suggested it.

5 OFFICER CAMPBELL: Or strongly suggested.

6 CHAIR WEYMOUTH: We, exactly. Yes sir.

7 MR. CROGNALE: Mr. Chair? We've already established
8 that it's an unsafe structure. As of this point, there's been
9 no evidence brought forward this evening to dispute the fact
10 that it's still an unsafe structure. Nothing has changed.

11 CHAIR WEYMOUTH: That's what --

12 MR. PHILLIPS: How come this came back as old
13 business?

14 CHAIR WEYMOUTH: We asked --

15 MR. JARRETT: We requested it, in the motion.

16 CHAIR WEYMOUTH: Correct. We asked, in the motion,
17 we suggested they come back and at the time my recollection
18 was, is that the person here representing the property --
19 whether it's the bank or whomever, I don't remember who it was
20 -- felt strongly that somebody was going to take action.

21 MS. HALE: Yes.

22 CHAIR WEYMOUTH: And we said we'll give you forty-
23 five days. I think actually it started out as sixty days and
24 then it was throttled back to forty-five days with them to
25 come in and prove to us, put your money where your mouth is I

1 think. And they said okay. And obviously that did not
2 happen. So quite frankly I think we've wasted enough time on
3 this case.

4 MS. HALE: Yes.

5 CHAIR WEYMOUTH: I think we move on unless you guys
6 want to keep beating it up.

7 MS. HALE: Could I, could I just ask City Attorney,
8 when we give the demo order what about that pool?

9 CHAIR WEYMOUTH: It's already been --

10 MS. HALE: Is that included in the order?

11 CHAIR WEYMOUTH: Yes.

12 MS. HASAN: I believe that was included in the prior
13 order --

14 CHAIR WEYMOUTH: Yes.

15 MS. HASAN: -- of the Board.

16 MS. HALE: Was it?

17 MS. HASAN: Yes ma'am.

18 MS. HALE: Okay, that's all.

19 MR. LARSON: [inaudible]

20 CHAIR WEYMOUTH: Can we move on to the next case?

21 MS. HASAN: And there is a partial final summary
22 judgment but no sale date.

23 CHAIR WEYMOUTH: All right, thank you.

24 MS. HASAN: No sale date.

25 OFFICER CAMPBELL: Thank you.

1 MS. GOLDWIRE: Next case --

2 CHAIR WEYMOUTH: Good luck folks. I know it's an
3 eyesore and it's a problem but --

4 MS. HASAN: Two more weeks.

5 MR. LARSON: It's coming down.

6 CHAIR WEYMOUTH: It's coming down.

7 MS. HALE: Fifteen more days, yes, two more weeks.

8 INSPECTOR OLIVA: Thank you Board.

9 CHAIR WEYMOUTH: You can have a neighborhood
10 demolition party I think.

11 MS. HALE: Yes.

12 CHAIR WEYMOUTH: All the neighbors would be happy to
13 get a hammer and bang away. You know, the unfortunate part,
14 it's unfortunate that these people are, that are the squatters
15 are just going to find another vulnerable property.

16 MS. HALE: Yes, yes.

17 CHAIR WEYMOUTH: So anyway. All right.

18

19 **2. Case: CE14072163**

INDEX

20 **DOWNTOWN FORT LAUDERDALE WATERFRONT**

21 **413 SW 3 AVE**

22 MS. GOLDWIRE: Next case is on page two. Case
23 number CE14072163, case address 413 Southwest 3 Ave., owner
24 Downtown Fort Lauderdale Waterfront, Inspector George Oliva.
25 Property was posted 11/3/14, advertised in Daily Business

1 Review 10/31/14 and 11/7/14. Owners were notified via
2 certified mail as noted on the agenda.

3 INSPECTOR OLIVA: Georgia Oliva Building Inspector
4 for the City, I'm going to be presenting case number
5 CE14072163 on today's agenda. This case was opened on July
6 29, 2014 by me. The following pictures were taken by me on
7 July 29, 2014 and by Bob Pignataro on September 3, 2014.

8 [Inspector Oliva displayed photos of the property]

9 Even those pictures are showing the wrong date but
10 they put a intake in the computer saying that he took the
11 pictures but the camera that day was out of date. And I have
12 a little copy here of that statement that he made in the case
13 history for the benefit.

14 So the pictures are showing the wood dock the way it
15 has been rotted by the weather and by the time. Even if they
16 had a permit back in 2012 to fix that part of the wood dock,
17 you can see that the seawall already cracked, has given in and
18 is completely sagging already. And another thing is that the
19 Water Taxi company is still using that dock and there's people
20 walking up and down in the dock which is deemed to be unsafe.

21 I asked for some emergency repair to be done to the
22 dock like covering those gap or the holes in the wood deck but
23 they haven't been done yet. And at this point the only thing
24 that I can ask the Board to find for the City that this boat,
25 dock is unsafe and to order the owner of the building to have

1 it repaired or demolished in the next thirty days.

2 CHAIR WEYMOUTH: Any questions for the Inspector?

3 MR. CROGNALE: Yes, just one.

4 CHAIR WEYMOUTH: Go ahead Joe.

5 MR. CROGNALE: Mr. Oliva, something is curious, the
6 position -- there's a high-pressure washer near there; was
7 that there for any particular reason or was --

8 INSPECTOR OLIVA: Yes, because the Water Taxi
9 company cleaning the boat or the vessels right there on the
10 dock.

11 MR. CROGNALE: Oh, okay. So it was for another use
12 rather than --

13 INSPECTOR OLIVA: Right.

14 MR. CROGNALE: I was going to say, why would they
15 clean that dock.

16 INSPECTOR OLIVA: Right, because the workers are
17 there cleaning the boat.

18 MR. CROGNALE: You answered my question, thank you.

19 CHAIR WEYMOUTH: Looks like they might have been
20 bored because they did half the deck too so.

21 MR. HOLLAND: The deck chairs on the Titanic here.

22 MR. WEYMOUTH: Any other questions before we hear
23 from others on this? Okay.

24 INSPECTOR OLIVA: I have a person representing the
25 owner.

1 CHAIR WEYMOUTH: Good afternoon ma'am if you'd state
2 your name please.

3 MS. VIAROS: Hi, good afternoon, my name is Jessica
4 Viaros, I work, I'm an owner representative. We contacted
5 Chappelle Group, which are environmental consultants. They've
6 already, I have a contract here if you'd want to see it.
7 They've already prepared a sea grass survey which is part of
8 what needs to be done in order for the dock to be repaired and
9 they are telling me that no later than the second week of
10 December they should be presenting for permits to get the job
11 done and fixed.

12 CHAIR WEYMOUTH: Is that it? I don't mean to say is
13 that it, but I've got questions for the Inspector but I didn't
14 want to interrupt you.

15 MS. VIAROS: No, no, that's it.

16 CHAIR WEYMOUTH: The, you're saying that this is a
17 proposal to repair the dock. I'm seeing a lot of structural
18 damage to the sea wall. Is that being addressed in the same
19 report?

20 MS. VIAROS: Yes.

21 CHAIR WEYMOUTH: Or is that strictly the wood dock
22 that's being addressed?

23 MS. VIAROS: Everything should be included.

24 CHAIR WEYMOUTH: Okay. Because obviously that's no
25 easy undertaking to repair that. Now, I see a name here of

1 Mr. Asi Cymbal, and I know Mr. Cymbal has gotten the rights to
2 develop something over there. Is this a temporary fix that
3 you're doing or is this in preparation for the larger-scale
4 development that's going on there?

5 MS. VIAROS: It's not, my understanding is that it's
6 a, it'll be a permanent fix. If later on when they get to
7 that part it's part of the plans to be restructured then
8 that'll be addressed at that point.

9 CHAIR WEYMOUTH: And again, I'm not going to take
10 the time to delay everybody sitting up here. What's the
11 timeframe again that you're looking to operate in?

12 MS. VIAROS: They're presenting permits in the next,
13 by, no later than the second week of December and then it's
14 just a matter of them getting the work done at that point.

15 CHAIR WEYMOUTH: Permits to the Army Corps or
16 permits to the City of Fort Lauderdale?

17 MS. VIAROS: Permits to the Army Corps. And then --

18 CHAIR WEYMOUTH: So, for those of us up here that
19 have tinkered with that, that is a long, drawn out process.

20 MS. VIAROS: I understand.

21 CHAIR WEYMOUTH: That's a -- what would you
22 estimate, six months, eight months -- to get a permit from the
23 Army Corps?

24 MS. VIAROS: I wouldn't be able, I don't know. I
25 would need to ask the environmental consultants to provide me

1 with that answer.

2 CHAIR WEYMOUTH: That was a hypothetical response.
3 I mean, I know it's a long time. My concern or my question
4 is, I guess it doesn't matter because we can't fix it without
5 a permit. So if it falls in the river, well, shame on the
6 Army Corps. Correct?

7 INSPECTOR OLIVA: Yes.

8 CHAIR WEYMOUTH: Is there a way of expediting
9 getting, is there a way that the City can contact the Army
10 Corps and say we've got a situation here that potentially
11 could end up in the river?

12 INSPECTOR OLIVA: I don't believe we can do that; we
13 don't have the power for. Maybe the Building Official can.
14 But I was talking to her before the hearing and she made a
15 commitment to have the property owner do emergency repairs on
16 the wood deck itself to cover those holes. And that's how far
17 as I can go. Either that or they're going to have to be
18 demolished. But --

19 CHAIR WEYMOUTH: I mean, this is not an old case.
20 And looking at this, you, it looks like this is something
21 that's just come up recently so to me the way I'm reading this
22 is that they haven't been thumbing their nose at the City or
23 whatever, it sounds like they're taking a proactive position.
24 I just, again, knowing how slow it takes the Corps to review
25 and issue a permit, you know, is there some rip-rap wall that

1 we can suggest that be put in to take the stress off of this?

2 INSPECTOR OLIVA: That --

3 CHAIR WEYMOUTH: Do they need -- let me ask you a
4 different question, I don't mean to cut you off George -- but
5 it's a two-step process. To me it looks like you've got an
6 unsafe dock there. That should be a simple permit that is
7 pulled from the City of Fort Lauderdale to remove a wood dock
8 and its associated pilings, correct?

9 INSPECTOR OLIVA: Yes sir.

10 MS. HASAN: And the County,

11 CHAIR WEYMOUTH: And that wouldn't require the Army
12 Corps.

13 MS. HASAN: And the County.

14 INSPECTOR OLIVA: No, only to the County. And
15 that's why when I met the property owner, I met him on his
16 office I suggest then to do a emergency repair and try to take
17 care of the gaps and secure the whatever we've got left there
18 of the wood dock to the sea wall. But nothing has been done
19 and it got to a point that I have to move forward and deem the
20 dock to be unsafe.

21 And I met with her before we started the hearing and
22 she says that they're going to try to do an emergency repair
23 there so at least they're moving forward. But kind of late,
24 but they're moving.

25 MR. PHILLIPS: You met the owner, George?

1 INSPECTOR OLIVA: Yes, I met with the owner. That
2 was back in September, I believe the twelfth or the thirteenth
3 of September I went to see him at the property.

4 CHAIR WEYMOUTH: The owner being Mr. Cymbal.

5 INSPECTOR OLIVA: Yes sir.

6 CHAIR WEYMOUTH: Okay.

7 INSPECTOR OLIVA: And I spoke with him on the phone
8 a couple times.

9 CHAIR WEYMOUTH: The wet face of the sea wall, are
10 there any breaches or voids? Are, is there anything alarming
11 or is this all --

12 INSPECTOR OLIVA: As you can see from my pictures,
13 part of the sea wall's already cracked and giving in to the
14 water.

15 CHAIR WEYMOUTH: But that's above the water line.
16 I'm talking about below the water line.

17 INSPECTOR OLIVA: Below the water line, I couldn't
18 see it because I have no way to go --

19 CHAIR WEYMOUTH: You want my mask and snorkel?

20 INSPECTOR OLIVA: I don't have that with me.

21 MR. PHILLIPS: Would we require Water Taxi, since
22 they're doing business there, as part of their occupational
23 license, to fix this as a public safety for its employees?

24 CHAIR WEYMOUTH: well, I think they're looking to go
25 forward with fixing it Jack, it's just a matter of getting the

1 necessary approvals.

2 INSPECTOR OLIVA: Right.

3 CHAIR WEYMOUTH: For them to do it. I think it
4 sounds like they're -- so. Thornie?

5 MR. JARRETT: I have a question for you ma'am.
6 Well, first a comment. This is obviously damage that has
7 occurred over years; this didn't happen in the last six months
8 or last year.

9 CHAIR WEYMOUTH: Right.

10 MR. JARRETT: This is something that's gone on and
11 on and on. And my concern is, I realized that the Water
12 Taxi's doing business there and they probably pick up their
13 passengers elsewhere.

14 MS. VIAROS: They do; that's correct.

15 MR. JARRETT: I don't think they have any passengers
16 there. But they do have employees there. And after they
17 close at night there's kids and we have obvious problems here.
18 Can you say to me that this is a secure area? Is there a fence
19 around this property that keeps people from getting in there?
20 And what precautions do the employees take? I mean, this
21 looks dangerous to me.

22 MS. VIAROS: Well, the employees, apparently were,
23 according to the Inspector, were walking up and down. I'm not
24 aware that there are, just anybody is walking on that dock but
25 I don't know the answer to that question.

1 MR. JARRETT: Would the owner be open to making some
2 emergency repairs while this six-month process takes place?

3 MS. VIAROS: He is absolutely, yes, he's open to
4 making the emergency repairs while everything else --

5 MR. JARRETT: And making sure that the property is
6 secure so that children don't go on this property and get
7 hurt?

8 MS. VIAROS: Absolutely.

9 CHAIR WEYMOUTH: Joe?

10 INSPECTOR OLIVA: George Oliva, Building Inspector,
11 yes, they have a gate and they have a fence around the dock.
12 You can see part of the gate and the fence in the picture. And
13 they also have security, so it's not open to anybody just go
14 in but the employees going up and down.

15 MR. JARRETT: That's good.

16 MS. HALE: Yes, okay.

17 CHAIR WEYMOUTH: Mr. Holland.

18 MR. HOLLAND: Yes, thanks Mike. This appears to be
19 another case of a requirement for some selective demolition to
20 be done in advance. What you were talking about ma'am was,
21 sounds like the final product. It's very common to save money
22 and maximum efficiency to have the final sea wall and dock
23 designed and start constructing from there. But as you can
24 see there is a need safety-wise for some partial demolition.

25 MS. VIAROS: I understand.

1 MR. HOLLAND: And it's something that can be
2 negotiated with City staff to everybody's benefit and it needs
3 to be done right away. So that is something that can be
4 looked at as going to happen anyway. It shouldn't add that
5 much more cost and it means pulling maybe a demolition permit
6 only hopefully and if it gets, still need to maintain access
7 to the boats that can be worked out in the scope. If the City
8 staff doesn't have those people, I think, you know, a
9 consultant could be hired but it's got to happen very fast
10 because it's an unsafe situation. And what you're talking
11 about's going to take a very long time to happen.

12 MS. VIAROS: Okay.

13 MR. CROGNALE: Mr. Chair?

14 CHAIR WEYMOUTH: Joe.

15 MR. CROGNALE: One comment. Is that the alternative,
16 all right, the alternative would be for this Board to consider
17 is complete demolition. One of the alternatives. Or the
18 other is to have the City to have an alternative method to
19 secure it while she's obtaining all her permits, which is
20 going to be timely. So our alternative is complete demolition,
21 which is before us, or work out some sort of a compromise with
22 the owners to secure it. As Mr. Holland says, it's really in
23 a state of disrepair right now and it's dangerous.

24 INSPECTOR OLIVA: On my meeting with the property
25 owner on September I asked him to provide me with a letter

1 from a professional designer or engineer with a prescribed
2 emergency repair to the dock so I could present it to the City
3 or the Building Official for his approval to do an emergency
4 repair by the time that they obtain the required permit. But
5 once again, nothing has happened, we're not moving forward,
6 that's why we're here today.

7 MR. CROGNALE: Nothing has happened for that
8 request?

9 INSPECTOR OLIVA: No. but I'm willing to take a
10 prescribed emergency repair from the engineer, take it to the
11 Building Official for his approval and I believe that he would
12 approve it. With no problem.

13 MR. CROGNALE: Would the owner be amenable to that
14 request from the City?

15 MS. VIAROS: Yes.

16 INSPECTOR OLIVA: Yes.

17 MS. VIAROS: Yes. We'll present a letter from the
18 engineer to do the emergency repairs that need to be done.

19 CHAIR WEYMOUTH: I have a comment if there's no
20 other questions right now for either of them. Just a second.
21 Just a request if you would. I'm assuming all these pictures
22 were taken at the same time. There are some that are dated
23 July 28, 2014 there's others that are dated July 6 or January
24 6, 2008.

25 INSPECTOR OLIVA: Right, those are the ones that

1 were taken by Robert Pignataro on September, but the camera
2 was updated, they didn't have the proper dates there.

3 CHAIR WEYMOUTH: If we could synchronize our watches
4 so that we're all -- I don't want to sit here thinking that
5 I'm looking at six year old pictures and --

6 INSPECTOR OLIVA: No, no, the --

7 CHAIR WEYMOUTH: -- and in my mind accusing the
8 owner of not doing anything for a very long period of time.

9 INSPECTOR OLIVA: No, the 2008 pictures are after
10 the ones that I took in July.

11 CHAIR WEYMOUTH: Okay. And that's fine. I'm just
12 saying if we're going to put stuff out there let's have the
13 accurate date at least and, you know, the time would be nice
14 but I'm sure you're not out there at one-fifteen in the
15 morning taking pictures. But anyway, Thornie, you had a
16 comment.

17 MR. JARRETT: Yes. I just have a comment that
18 possibly might be an idea for us to consider. We could find
19 the violations exist. I think all of us agree at this point
20 from what's been said here in the last couple minutes that the
21 violations do exist. And I don't believe we're going to have a
22 meeting in December, correct?

23 MS. HALE: No.

24 CHAIR WEYMOUTH: That is correct.

25 MS. HALE: No.

1 MR. JARRETT: So, if we find the violations exist
2 and we put a sixty-day demolition order on it and then ask the
3 owner to come back in the January meeting and at that point if
4 the owner has made emergency repairs and can prove that those
5 repairs have been made, holding, waiting for his permit, but
6 to make it safe, demolition what has to be demoed, make it
7 safe and then maybe we'll give you another extension. I don't
8 know if the Board would be consider that but --

9 CHAIR WEYMOUTH: Well, if there's no more dialog,
10 you want to put that out there as a motion, we can certainly
11 find out but before you do that let me make sure there's no
12 additional comments.

13 MR. LARSON: That's what I'll find out Thornie.

14 CHAIR WEYMOUTH: All right, Mr. Larson you have a --
15 Thornie, do you mind if I go to --

16 MR. LARSON: I'm just in somewhat the same
17 [inaudible] as Thornie but I'm concerned about those three
18 boats that are sitting out there and they've got a dock that's
19 all over. And how many people are going to be going, people
20 are going to be boarding those boats to --

21 MR. JARRETT: Well, no, they don't do that there.

22 MS. HALE: No, no.

23 MR. LARSON: [inaudible] okay. I know that they
24 don't take people up there but you've got people that run
25 those boats, you've got people that service those boats --

1 MR. JARRETT: Absolutely, and they need to be safe.

2 MR. LARSON: They need to be kept separate. Are
3 they going to build an emergency dock over top of that to get
4 into that?

5 CHAIR WEYMOUTH: Well, that's for them to figure out
6 what the City. We're concerned about the unsafe structure.

7 MR. HOLLAND: Yes.

8 MR. LARSON: Yes. Well, my suggestion is can they,
9 can we condemn this dock and they can take their boat
10 someplace else until they get the thing repaired?

11 MS. HALE: No.

12 MR. JARRETT: Well, that may present a hardship to
13 the business and I know that our economy --

14 CHAIR WEYMOUTH: Our industry is dependent -- you're
15 absolutely right, but in the same breath what Mr. Larson is
16 saying is warranted.

17 [People speaking over each other]

18 MR. LARSON: -- by not stepping up to the plate and
19 making the repairs.

20 MR. HOLLAND: It needs to be safe.

21 MR. LARSON: Right.

22 MR. HOLLAND: It needs to be safe.

23 CHAIR WEYMOUTH: Not being an engineer, and I will
24 defer to my engineer brethren up here, I'm sure that there's a
25 temporary dock facility that could span all this to where it

1 makes for safe passage to get on at least one boat and then
2 you move the boat or whatever. But, yes I think, you know, we
3 need to address the unsafe structure and if they need to
4 figure out how to get on the boats, they're enterprising
5 they'll figure it out.

6 MR. LARSON: It's fine with me if they can do
7 something like that.

8 CHAIR WEYMOUTH: So, before you make your motion Joe
9 did you have in addition --

10 MR. HOLLAND: Yes. You know, I'm hearing repair,
11 I'm hearing fencing off and things like that but the partial
12 demolition that we don't have to decide up here will develop,
13 will evolve in the scope of work that would make it safe. I
14 would hate for them to, I mean, if we order a complete
15 demolition of the slabs and everything I think that's kind of
16 a hardship --

17 CHAIR WEYMOUTH: This --

18 MR. HOLLAND: -- knowing that it's going to be a
19 new, totally new facility. But I just would prefer to, you
20 know it be a selective demolition order --

21 CHAIR WEYMOUTH: This --

22 MR. HOLLAND: -- instead of them repairing and is a
23 better way to make it safe. A combination of repair and
24 selective demolition, which of course we don't have the
25 language for so I wish the motion maker will.

1 CHAIR WEYMOUTH: This will parallel in my mind the
2 residential seawall that we looked at a handful of months ago
3 up in somewhere in the Northeast where the seawall was falling
4 in. You know, it's --

5 MS. HALE: It's still falling in.

6 CHAIR WEYMOUTH: -- I'm sure it is. And the City
7 has not removed it because removing it, somebody has to
8 replace it, which is the exact same situation here. So even
9 though we order a demolition, a prudent City or anyone will
10 not demolish the existing seawall until a new one is ready to
11 be installed.

12 So I don't know that a partial demolition is
13 required. I think you order a full demolition in order for
14 them to get a demolition permit from the City to demolish the
15 seawall they have to get the approval from DNRP or the Army
16 Corps, whomever. It's just a long drawn out process. But if
17 we give them the demolition order, that's a full demolition
18 and they just need to go about it the right way.

19 MR. CROGNAL: Mr. Chair?

20 MR. HOLLAND: I think you just argued on my side if
21 I'm not mistaken.

22 CHAIR WEYMOUTH: I hope so.

23 MR. HOLLAND: It sounded like it. I mean, if,
24 hypothetically if you need to take the wood away and leave the
25 seawall that's called a partial demolition --

1 MR. JARRETT: Joe --

2 MR. HOLLAND: -- it's not asking to take the seawall
3 down.

4 MR. JARRETT: And Joe, I was not suggesting a
5 partial demolition.

6 MR. HOLLAND: Oh no, I didn't say you either.

7 MR. JARRETT: Yes, yes.

8 MR. HOLLAND: I just thought there was talk of
9 complete demolition orders and I think that's extreme.

10 MR. JARRETT: Yes, well I'm suggesting that we find
11 the violations exist like the City has presented, that we
12 order a demolition, we order it like in sixty days and that
13 gives them the opportunity to come back here in sixty days and
14 ask for an extension on that demolition order based on the
15 fact that they've made everything safe that they can.

16 MR. CROGNAL: Comment?

17 MR. JARRETT: And without that proof in sixty days,
18 then the demolition order will just go through.

19 CHAIR WEYMOUTH: So we have a motion.

20 [People speaking over each other]

21 MR. HOLLAND: As long as the demolition order
22 doesn't become an excuse because they've got to get a design
23 and approval from the Coast Guard for a seawall. The seawall
24 shouldn't be driving the truck here.

25 MR. JARRETT: Joe, question --

1 MR. CROGNALE: Yes?

2 MR. HOLLAND: -- are the two tied together?

3 MR. CROGNALE: No, uh, we have too many Joes here.

4 MR. JARRETT: Yes.

5 MR. CROGNALE: The comment I was going to make is,
6 I'm in alignment with Thornie's thinking. If you order a
7 complete demolition, all right, that gives them the
8 opportunity to come back to the table, this gets them back to
9 the table with a method of how you're going to comply with it.
10 We can't order partials, we don't know partials, we don't
11 understand partials. And if we do what Thornie is suggesting
12 and he brings it to a motion he's got an automatic second and
13 I think that that is for my estimation is the proper way for
14 it.

15 CHAIR WEYMOUTH: Well, just for clarification, we
16 can order partials or selective demolitions but --

17 MR. HOLLAND: Actually, Mike --

18 MR. WEYMOUTH: But, but --

19 MR. CROGNALE: Where are the limits? Where would we
20 draw the limits?

21 CHAIR WEYMOUTH: Yes, it's --

22 MR. HOLLAND: It's not our purview. As we said,
23 it's for staff. They have consultants and things like that. We
24 don't set up your with nuts and bolts figuring out every
25 aspect of this stuff so we find that things exist as unsafe

1 and let people do their jobs and we've done our job.

2 CHAIR WEYMOUTH: So, if the seawall were something
3 that would be able to be permitted solely by the City of Fort
4 Lauderdale as the dock would be, we would not be having this
5 conversation.

6 MS. HALE: Right.

7 CHAIR WEYMOUTH: But it's all tied together. I
8 think -- if I am hearing what everybody's saying -- is that in
9 sixty days the owner should come back with the existing wood
10 dock demolished and if they need to have temporary access to
11 their boats, then they need to permit that with the City.
12 It's two-horse race. At the same time, in sixty days they
13 need to come back and show us where they have applied for
14 their permit with DNRP or the Army Corps, whomever it is and
15 that you're basically in that incubating time and you're just
16 waiting for them to come out.

17 If in fact that is the case, then we give them a, I
18 don't know, say a four-month extension to find out where
19 they're at in four months in the process of procuring the
20 permit from the state agency or the governmental agency
21 outside of the control of the City. But you're not going to
22 be able to tie the two demolition, the two things that need to
23 be demolished you can't tie in to have the same time line to
24 them. So that's my assessment. Anybody else?

25 MR. CROGNAL: Yes, one comment.

1 CHAIR WEYMOUTH: Yes sir.

2 MR. CROGNALE: On that, on the same vein. If we get
3 out of the realm of partial demolition and put the burden on
4 the owners, if we elect that it's a total demolition, they
5 will, in sixty days come back with the mythology [sic] of how
6 they're going to cure it with their engineering, with their
7 contractors. They will have the methodology in place at that
8 time. Because they will have been ordered to come to the
9 table and --

10 CHAIR WEYMOUTH: Hopefully by that time they will
11 have had the dock demoed and have a new temporary access to
12 the boat in place and have a permit submitted.

13 MR. CROGNALE: Quite possibly, yes.

14 CHAIR WEYMOUTH: I mean, until you get the permit
15 back from the state I don't know that I'd be hiring a
16 contractor to be doing anything but I don't know. We'd have
17 to wait sixty days and see what they come back with.

18 MR. CROGNALE: Yes. Quite possibly in sixty days
19 they have an answer.

20 CHAIR WEYMOUTH: Right. And if they don't, then the
21 demolition order's in place.

22 MR. CROGNALE: It's in place.

23 CHAIR WEYMOUTH: So --

24 MR. HOLLAND: Mike?

25 CHAIR WEYMOUTH: Joe?

1 MR. HOLLAND: Yes. Alex, the Building Official?
2 Can you update us on what resources you have to help develop a
3 selective demolition scope with an owner to meet the City's
4 needs to make this safe. Because sixty days here and sixty
5 days there sounds like a whole lot of unsafe dock before
6 anything happens.

7 But do you, I know in engineering it happens a lot,
8 anytime you retrofit an old building there's a selective
9 demolition scope of work and a set of specs. I imagine it's
10 not too hard to put together but it may need an engineer's
11 involvement. Do you have staff engineers or consultants to
12 use that can help with these?

13 MR. HERNANDEZ: Alex Hernandez, Assistant Building
14 Official, we can reach out to the Broward County Board of
15 Rules and Appeals, they have an engineer on staff that can
16 help us with engineering for partial demo of the dock if
17 that's which way, if that's your decision. We can do a
18 partial demolition of the dock we don't have to do a total
19 demolition.

20 CHAIR WEYMOUTH: What's the sense of urgency with
21 the owner of addressing -- my biggest concern right now is the
22 boat captains or the crew or whomever that are walking across
23 this deck or this dock to get on their boat which it looks
24 like literally could go any day. I mean, to me, the Building
25 Official, I think, recognizes that this is extremely perilous

1 and I think that some sort of an order needs to say you can't
2 walk on that dock, period, do not set foot on that dock. I
3 don't know how you enforce that, that's why you guys get paid
4 for what you do but I think then you get their attention.

5 Water Taxi's a big industry and I don't think
6 anybody is looking to harm them. I would also think that they
7 don't want to end up in any kind of a lawsuit because of
8 personal injury. So, you know, I imagine you've got methods
9 to be able to address that and I think we have to, you know,
10 let our City officials do what they do best.

11 MR. HOLLAND: And a point, that the owner has the
12 resources to do this, they're just not stepping up. The only
13 reason I'm talking about the City's involvement and the
14 County's involvement is if the owner defaults and something
15 has to be done, so.

16 MR. JARRETT: Well, if we make a motion that the
17 demolition motion as I suggested or brought up, if the owner
18 doesn't move it's going to be gone.

19 CHAIR WEYMOUTH: Yes.

20 MR. HOLLAND: And the seawall? Are you including
21 the seawall?

22 MS. HALE: No.

23 MR. JARRETT: Yes. Well, I'm including, I can only
24 include --

25 MR. HOLLAND: How are you going to fund this

1 demolition?

2 MR. JARRETT: Well, no, I can only include what the
3 City has asked for.

4 MR. HOLLAND: Um-hm.

5 CHAIR WEYMOUTH: Right.

6 MS. HALE: Yes.

7 MR. JARRETT: I, you know, and I would assume that
8 from the pictures I see, they're asking for demolition of
9 everything.

10 MR. HOLLAND: Well --

11 MR. JARRETT: Because, to me --

12 MR. HOLLAND: I don't, I think it's unsafe, I don't
13 think they've developed the, on these partials they haven't
14 really gone nuts and bolts on it and now is not necessarily
15 the time. We find the conditions are unsafe and we can leave
16 it at selective demolition. It's an industry understood term
17 and we have the staff to figure it out and sort through this
18 and that and come up with something reasonable until they
19 build the Grand Wazoo there, so.

20 MR. PHILLIPS: The what?

21 MS. HALE: The Wazoo.

22 MR. HOLLAND: You know. I think we can move this
23 along but I do empathize with this Board that we don't have
24 the materials we've been asking for to help with selective
25 demolition.

1 MR. CROGNALE: Why should the City--

2 MR. HOLLAND: -- given us a good description. And,
3 but this stuff is engineering one-oh-one, I don't know what's
4 --

5 MR. CROGNALE: Well -- Joe in all respect --

6 MR. JARRETT: Joe, what I think the City is asking
7 for is total demolition and therefore that solve, that
8 addresses all the issues.

9 MR. CROGNALE: In due respect Joe --

10 MR. HOLLAND: And we have discussed the difficulties
11 with that demolishing a seawall.

12 CHAIR WEYMOUTH: Right, but, but, but --

13 MR. HOLLAND: I'm trying to go beyond that Thornie.

14 MR. JARRETT: Well, can we assume that the City
15 staff would use proper judgment, I mean --

16 MR. HOLLAND: Yes! That's what I've been saying at
17 every single meeting, we don't have to do it up here as
18 plumbers and electricians and lawyers and property owners.

19 MR. JARRETT: Right.

20 CHAIR WEYMOUTH: So, okay.

21 MR. CROGNALE: Why put that burden on the City? We
22 have the owners should do that. That's the burden should be
23 on the owner, not the City.

24 CHAIR WEYMOUTH: Okay.

25 MR. HOLLAND: We're talking default.

1 CHAIR WEYMOUTH: All right.

2 MR. HOLLAND: And the reason the owner has to do it
3 in conjunction with the City because they need to meet the
4 City's criterion for safety. If the owner's going to do it
5 himself he's got to present what is going to do and pull
6 permit.

7 CHAIR WEYMOUTH: Correct.

8 MR. HOLLAND: If he defaults, then the City is going
9 to do it themselves with their resources. That's why we do it
10 that way.

11 MR. CROGNAL: Well that, we're putting the City in
12 a position of making a judgment call, bringing their engineers
13 in at an expense that's not --

14 CHAIR WEYMOUTH: All right --

15 MR. HOLLAND: So, just leave things unsafe and cross
16 our fingers? That's why these people are here, to keep us
17 safe.

18 CHAIR WEYMOUTH: All right. Good debate. Somebody
19 want to make a motion?

20 MR. JARRETT: I'll make a motion.

21 MS. HALE: Just a minute. George, did you want to
22 say something?

23 INSPECTOR OLIVA: No, I was talking to the Assistant
24 Building Official that's why we need a prescribed repair from
25 an engineer with a seal on it to let us know the condition of

1 the seawall, the condition of the dock, the piles and
2 everything so that way we can take it from there.

3 CHAIR WEYMOUTH: But you would require that
4 regardless of whether you stood in front of the Unsafe
5 Structures Board. So that's the only thing I think
6 everybody's trying to make, you know --

7 INSPECTOR OLIVA: Right. That's what I've been
8 requesting.

9 CHAIR WEYMOUTH: We aren't the filter. You guys have
10 specific requirements that a builder or an owner or whomever
11 needs to submit whether it's a plan or engineer's letter or
12 whatever, you have specific requirements. We order a
13 demolition, they need to come in with your specific
14 requirements for you to issue the permit for them to comply.

15 INSPECTOR OLIVA: That's right. And that's what
16 I've been requesting from the owner from September that we
17 met.

18 CHAIR WEYMOUTH: Okay.

19 INSPECTOR OLIVA: That I need a prescribed repair
20 from a professional designer to let us know the condition of
21 the seawall, the dock itself, if it can be repaired or have to
22 be completely removed and rebuilt. But we haven't get to that
23 point yet. That's why we're here because the owner had lack
24 of movement or progress.

25 CHAIR WEYMOUTH: Okay, all right. Anything else for

1 the City or from the City? Go ahead Thornie.

2 MR. JARRETT: Okay. I'm going to make this motion
3 as I think we've all agreed upon in this conversation.

4 CHAIR WEYMOUTH: We'll find out in a vote.

5 MR. JARRETT: Yes, we'll find out in a vote. I move
6 that we find the violations exist as alleged and that we
7 ordered the property owner to demolish the structure within
8 fifty-six days -- because I was just notified that that's the
9 time period to our next meeting -- number of, fifty-six number
10 of days, that we order the City to demolish the structure
11 should the property owner fail to timely demolition. And such
12 demolition is to be accomplished by a licensed demolition
13 contractor pursuant to a City issued permit.

14 And I would like to add to that motion that it is
15 understood that the owner is agreeing to make emergency
16 repairs and that the owner has the right to come back to our
17 January meeting with proof of the proper repairs and proof
18 that they have contacted a professional engineer and that the
19 design work and the permits are in process and that the Board
20 may at that time entertain and extension to this demolition
21 permit, or demolition order.

22 MS. VIAROS: Yes.

23 MR. CROGNALE: Second.

24 CHAIR WEYMOUTH: We have a motion, we have a second
25 is there any more discussion before we put it to a vote?

1 Seeing none, all in favor say aye.

2 MR. CROGNALE; MS. HALE; MR. JARRETT; MR. LARSON; MR.
3 PHILLIPS; CHAIR WEYMOUTH: Aye.

4 CHAIR WEYMOUTH: All opposed.

5 MR. HOLLAND: No.

6 CHAIR WEYMOUTH: Okay. Madame clerk, would you call
7 the roll please?

8 MS. OPPERLEE: Mr. Holland.

9 MR. HOLLAND: No.

10 MS. OPPERLEE: Mr. Crognales.

11 MR. CROGNALE: Yes.

12 MS. OPPERLEE: Ms. Hale.

13 MS. HALE: Yes.

14 MS. OPPERLEE: Mr. Jarrett.

15 MR. JARRETT: Yes.

16 MS. OPPERLEE: Mr. Larson.

17 MR. LARSON: Yes.

18 MS. OPPERLEE: Mr. Phillips.

19 MR. PHILLIPS: Yes.

20 MS. OPPERLEE: Chair Weymouth.

21 CHAIR WEYMOUTH: Yes. Motion passes six to one.

22 Thank you.

23 MS. VIAROS: thank you.

24 CHAIR WEYMOUTH: All right.

25

3. Case: CE14091627INDEX**NORRIS, BRUCE E & ELAINE M****720 SW 18 ST**

MS. GOLDWIRE: Next case is on page three. Case number CE14091627, Inspector George Oliva. Case address 720 Southwest 18 Street, Owners Bruce and Elaine Norris. Property was posted 10/24/14, advertised in Daily Business Review 10/31/14 and 11/7/14. Notice via certified mail is noted on the agenda, agenda.

INSPECTOR OLIVA: George Oliva, Building Inspector for the City. I'm presenting case number CE14091627 on today's agenda. This case was opened on September 22, 2014 by me. The following pictures were taken by me on 10/14/2014 and I would like to submit them into the records.

[Inspector Oliva displayed photos of the property]

The pictures are showing the front of the garage where the unsafe property's at. That's a wood framing gable right there with the AC on it. You can see the part of the roof that already gave in. The wood is rotting away. The roof is completely wide open, it could be uplift. Right now, we're not in the hurricane season anymore but it needs to be repaired before the next hurricane season comes in.

And I met with the property owner which is present right now and they already got in touch with a company, they're going to try to either do a demo or do the repair to

1 the roof and the recommendation was to go ahead and get a
2 design for a new roof deck which I think is going to be a flat
3 deck should be a better way to go in there.

4 So the owner is willing to work with the City at
5 this moment so I'm asking the Board to find for the City that
6 this property's unsafe and to order the owner of this building
7 to have it repaired or demolished if not in the next thirty
8 days. And I have the property owner present.

9 CHAIR WEYMOUTH: Good afternoon sir. If you'll state
10 your name please.

11 MR. NORRIS: My name is Bruce Norris. We plan to
12 demolish it.

13 CHAIR WEYMOUTH: The entire structure?

14 MR. NORRIS: The entire structure.

15 CHAIR WEYMOUTH: Okay.

16 MR. NORRIS: I got in touch with a company, DemCom,
17 and they're trying to get permits right now.

18 CHAIR WEYMOUTH: Okay. Thank you.

19 MR. NORRIS: I talked to him today to see where they
20 were with the permit and they're held up right now because
21 they found out that they need a tree survey in my backyard.

22 CHAIR WEYMOUTH: Welcome to government.

23 MR. NORRIS: Yes.

24 CHAIR WEYMOUTH: Sorry guys.

25 MR. NORRIS: My intentions were --

1 CHAIR WEYMOUTH: Are you planning on taking a tree
2 out?

3 MR. NORRIS: No.

4 CHAIR WEYMOUTH: Sorry about that.

5 MR. NORRIS: I've got six trees on my property and
6 they're still --

7 CHAIR WEYMOUTH: What, why do you need a tree survey
8 if you're removing a structure? That makes no sense. I mean,
9 we're up here trying to move in an expeditious manner --

10 MS. HASAN: That's not my area.

11 CHAIR WEYMOUTH: He's down there trying to pull a
12 permit and they want to know what kind of tree he's got in his
13 backyard. That's crazy!

14 MS. HASAN: That's Zoning, that's Zoning, not
15 Building.

16 MR. NORRIS: They said they measure the tree and see
17 how old they are.

18 CHAIR WEYMOUTH: Sorry did I go off on a --

19 MR. CROGNALE: When was the last time you applied
20 for a permit?

21 MR. NORRIS: I've been there for thirty years.

22 CHAIR WEYMOUTH: I'm back.

23 MS. HALE: Okay.

24 MR. NORRIS: My intentions were to take that down,
25 put up a flat roof. I was contacted last month by the person

1 that saw it and I told him and I was going to just repair the
2 holes until I could save up enough money to make a flat roof.
3 Then I heard about this hearing and everything and I thought
4 okay, just demolish it. So that's where we're at.

5 CHAIR WEYMOUTH: Okay.

6 MR. PHILLIPS: You're not living in this, are you?

7 MR. NORRIS: That's in the backyard. I had it
8 sheltered too so nobody could see it except for in the alley.

9 MR. PHILLIPS: Is this on the water?

10 MR. NORRIS: No, it's 18 Street.

11 MR. PHILLIPS: The only one I ever saw like that was
12 across the street from me on the Intracoastal and it got
13 wrecked in the hurricane. I've never seen [inaudible]

14 MR. NORRIS: It's a pain. The beams are like four
15 feet apart so it's a mess.

16 MS. HALE: What's inside it? Or was? Was it a
17 garage?

18 MR. NORRIS: Yes.

19 MS. HALE: Oh.

20 MR. NORRIS: Two-door garage.

21 CHAIR WEYMOUTH: Detached garage. Anybody have any
22 other questions for Mr. Norris?

23 MS. HALE: With a high ceiling.

24 CHAIR WEYMOUTH: Anybody have any questions for the
25 City?

1 MR. NORRIS: Very high.

2 MS. HALE: What could you have [inaudible] in there?

3 CHAIR WEYMOUTH: Anybody want to make a motion?

4 MR. JARRETT: I'll make a motion.

5 CHAIR WEYMOUTH: Go ahead Thornie.

6 MR. JARRETT: And you will have time -- let me say
7 to the respondent -- you will have time to proceed before the
8 City gets there, but -- I move that we find the violations
9 exist as alleged and that we order the property owner to
10 demolish the structure within thirty days -- your, which
11 doesn't interfere with your plans anyway -- and that we order
12 the City to demolish the structure should the property owner
13 fail to timely demolish. Such demolition should be
14 accomplished by a licensed contractor pursuant to a City
15 issued permit. And you have time to do, because you don't
16 want the City to make this demolition.

17 MR. NORRIS: That's what I hear.

18 MR. JARRETT: You want to do it yourself; it'll be
19 much cheaper.

20 MR. NORRIS: Well, I've got one, he's waiting --

21 MR. PHILLIPS: Second.

22 MR. NORRIS: -- to get the permit.

23 MR. LARSON: But if he gets held up with a tree
24 issue?

25 CHAIR WEYMOUTH: Well. We have a motion, we have a

1 second, so any additional conversation? I got a question,
2 does the City go out and get a tree survey every time they
3 tear a building down?

4 MR. JARRETT: Yes. There's a notice in the Building
5 Department that says so.

6 CHAIR WEYMOUTH: Seriously?

7 MS. HALE: Yes.

8 MR. JARRETT: Yes. I've seen the notice in the
9 Building Department.

10 CHAIR WEYMOUTH: Can you tell I haven't torn a
11 building down a while?

12 MR. JARRETT: No, it's a new notice.

13 CHAIR WEYMOUTH: All right. So we have a motion, we
14 have a second. Any other discussion? All in favor say aye.

15 BOARD MEMBERS: Aye.

16 CHAIR WEYMOUTH: Any opposed? Hearing none, motion
17 carries. Good luck.

18 MR. NORRIS: Thank you.

19 MR. JARRETT: Maybe we can make that our comment to
20 the City Commission.

21 CHAIR WEYMOUTH: I think that's a, I'm hoping you
22 make that comment Thornie.

23

24 **4. Case: CE14090603**

INDEX

25 **ALPHONSE, EUGENE J**

1130 S FEDERAL HWY

MS. GOLDWIRE: Page two, case number CE14090603 has been withdrawn.

CHAIR WEYMOUTH: All right.

MS. GOLDWIRE: There are no additional cases on the agenda for today. Do you all have anything?

COMMUNICATION TO THE CITY COMMISSION INDEX

CHAIR WEYMOUTH: Would anybody like to make any suggestions to our fair leaders?

MR. JARRETT: Yes. I'll make a suggestion that the Board requests that the City Commission, no that our Board request the City Commission to look at this new requirement of a trees survey before a demolition takes place because as our Chair has just pointed out we're trying to remove unsafe structures in a timely manner and we don't see the need of it. Now maybe, when the Commission does this request of the Building Department to review that, there may be a legitimate reason for this that we're overlooking. But we would ask the City Commission to look at that.

CHAIR WEYMOUTH: Well, we have the new Building Official, I mean, is there a reason --

MR. HERNANDEZ: Alex Hernandez, Assistant Building Official, give me some time to discuss the issue with our Planning and Zoning Administrator and our Director and we'll

1 get back to you. Maybe we can separate Unsafe Structures from
2 normal, regular demo permits and --

3 MR. JARRETT: So you're asking --

4 CHAIR WEYMOUTH: But even in a normal course, even
5 if it's not an unsafe structures what's the rationale? He's
6 not removing a tree.

7 MR. HERNANDEZ: Well, we've got contractors like to
8 go in and just demo properties and take out the trees and take
9 out everything and not protect the trees. So we're trying to
10 protect our tree canopy and protect the trees. That's the
11 reason for it.

12 MR. JARRETT: So Alex, you're requesting that I,
13 I'll withdraw that request.

14 MR. HERNANDEZ: Yes, please, yes.

15 MR. JARRETT: Until you have looked at it and got
16 back with us.

17 MR. HERNANDEZ: Yes, yes.

18 MR. JARRETT: Okay I'll withdraw that then.

19 MR. HERNANDEZ: Okay thank you.

20 CHAIR WEYMOUTH: I thought we were finally going to
21 send something up for --

22 MR. JARRETT: Ah no. [inaudible] that City staff
23 just doesn't want us to talk about Commission, I don't know.

24 [People speaking over each other]

25 MS. HALE: [inaudible] hug a tree Mike that's what

1 they want.

2 MR. CROGNALE: Tree huggers got to make a living
3 too.

4 CHAIR WEYMOUTH: All right, is there anything else?

5 MR. LARSON: I make a motion we demolish the
6 building but leave all the trees.

7 CHAIR WEYMOUTH: I thought you were going to say the
8 Building Department.

9 MR. JARRETT: And Alex, don't run off; I have
10 something I --

11 CHAIR WEYMOUTH: Well, everybody have a safe
12 Thanksgiving have a happy holidays and we'll see you in
13 January. Thank you. Meeting's adjourned.

14

15 **Other Items and Announcements**

INDEX

16 None.

17

18 **FOR THE GOOD OF THE CITY**

INDEX

19 No comments.

20

21 **[Meeting concluded at 4:07 p.m.]**

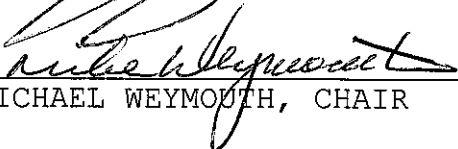
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3 BOARD CLERK


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5 MICHAEL WEYMOUTH, CHAIR
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[Minutes prepared by: J. Oppерlee, Prototype, Inc.]

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held November 20, 2014, at 3:00 p.m., City Hall, 100 North Andrews Avenue, 1st Floor Commission Chambers, Fort Lauderdale, Florida.

Dated at Ft. Lauderdale, Broward County, Florida, this 15 day of January, 2015.

PROTOTYPE, INC.



JAMIE OPPERLEE
Recording Clerk

SWORN TO and SUBSCRIBED before me by JAMIE OPPERLEE who is personally known to me and who signed the foregoing for the purposes therein expressed.

DATED this 15th day of January, 2015.



D.J. GROSSFELD
MY COMMISSION # EE 065058
EXPIRES: April 26, 2015
Bonded Thru Budget Notary Services


NOTARY PUBLIC
State of Florida